



REAL ESTATE TAX BULLETIN

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Real Estate Economists, Appraisers and Counselors

REAL ESTATE TAXES ADVANCE AT SLOWER RATE

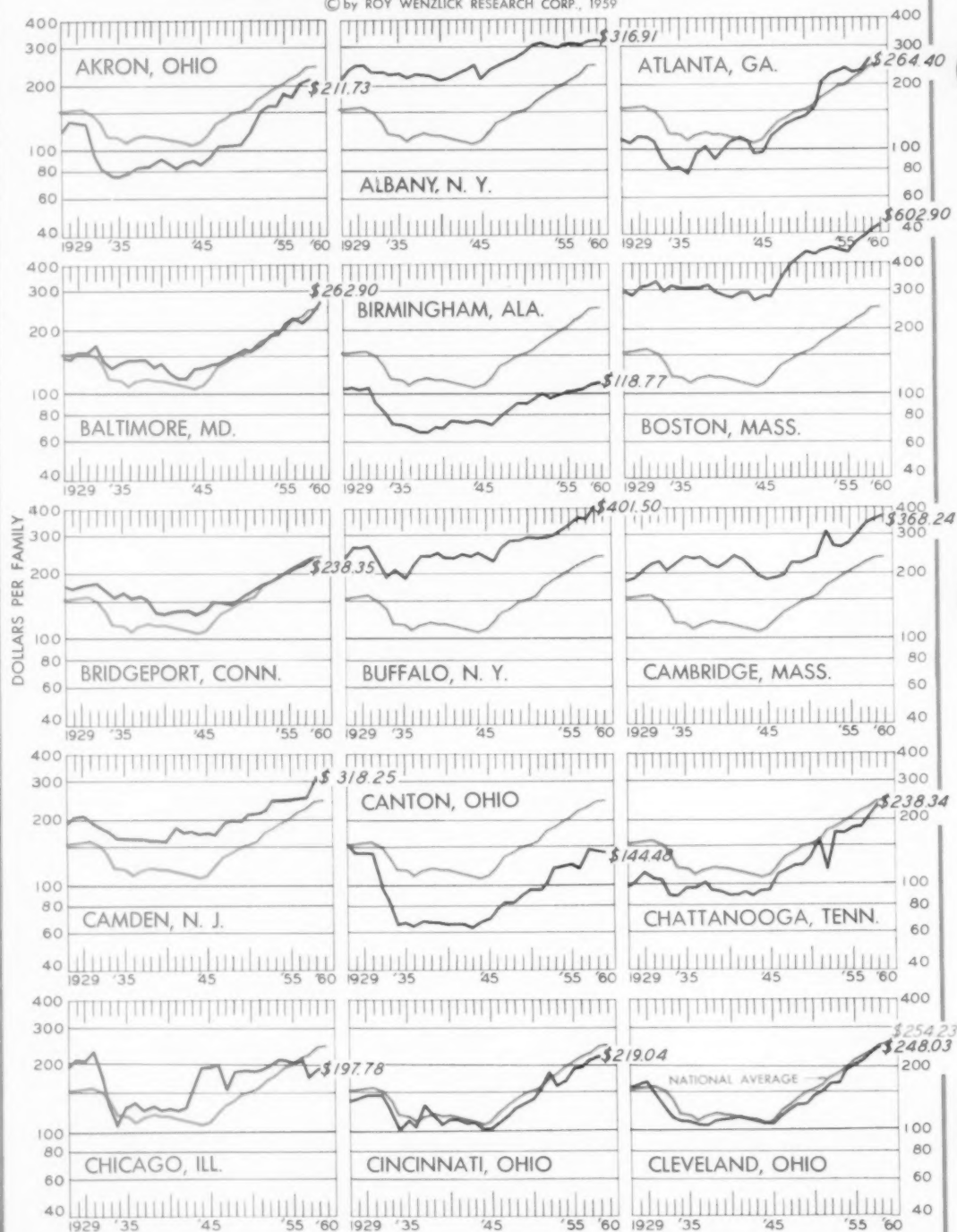
THE average (median) real estate tax load per family this year increased only 1.3 percent from 1958, compared with an increase of 5.4 percent from 1957 to 1958. The 1959 preliminary figure is \$254.23, which is an increase of \$3.23 from the final figure for 1958.

The charts on the following pages show the average tax load per family for each of 94 cities charted from 1928 to the present. The red line on each of these charts shows the average of all cities and the blue line shows the average for each city. Although the average of all cities advanced at a slower rate, the average tax load per family in eleven cities decreased from 1958: Canton, Fall River, Jacksonville, Knoxville, New Bedford, Oklahoma City, Philadelphia, Scranton, Springfield (Mass.), Tulsa, and Worcester. On the last page of the report the cities are ranked on the basis of the final tax data for 1958. The preliminary data available for 1959 are shown alongside.



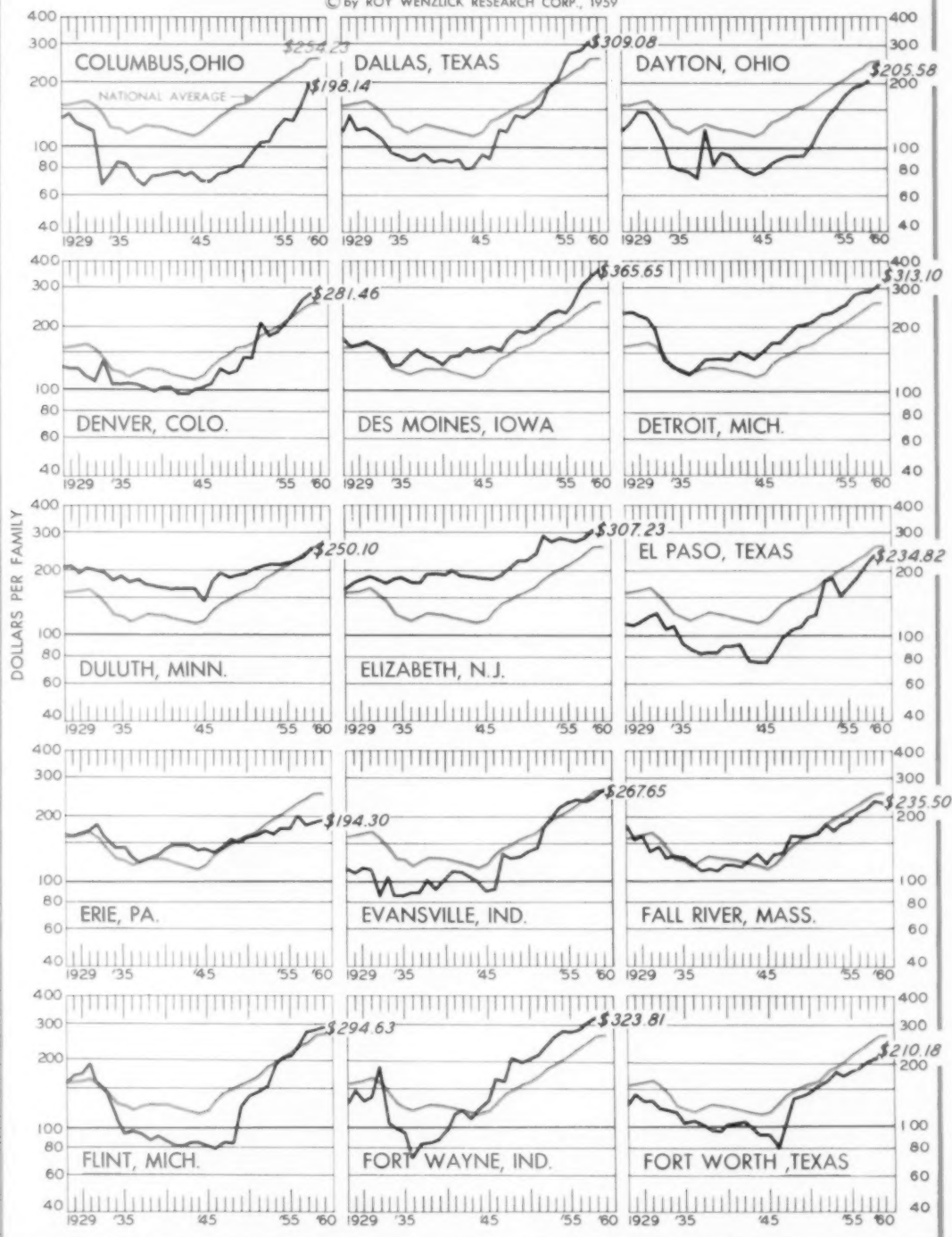
AVERAGE REAL ESTATE TAX PER FAMILY

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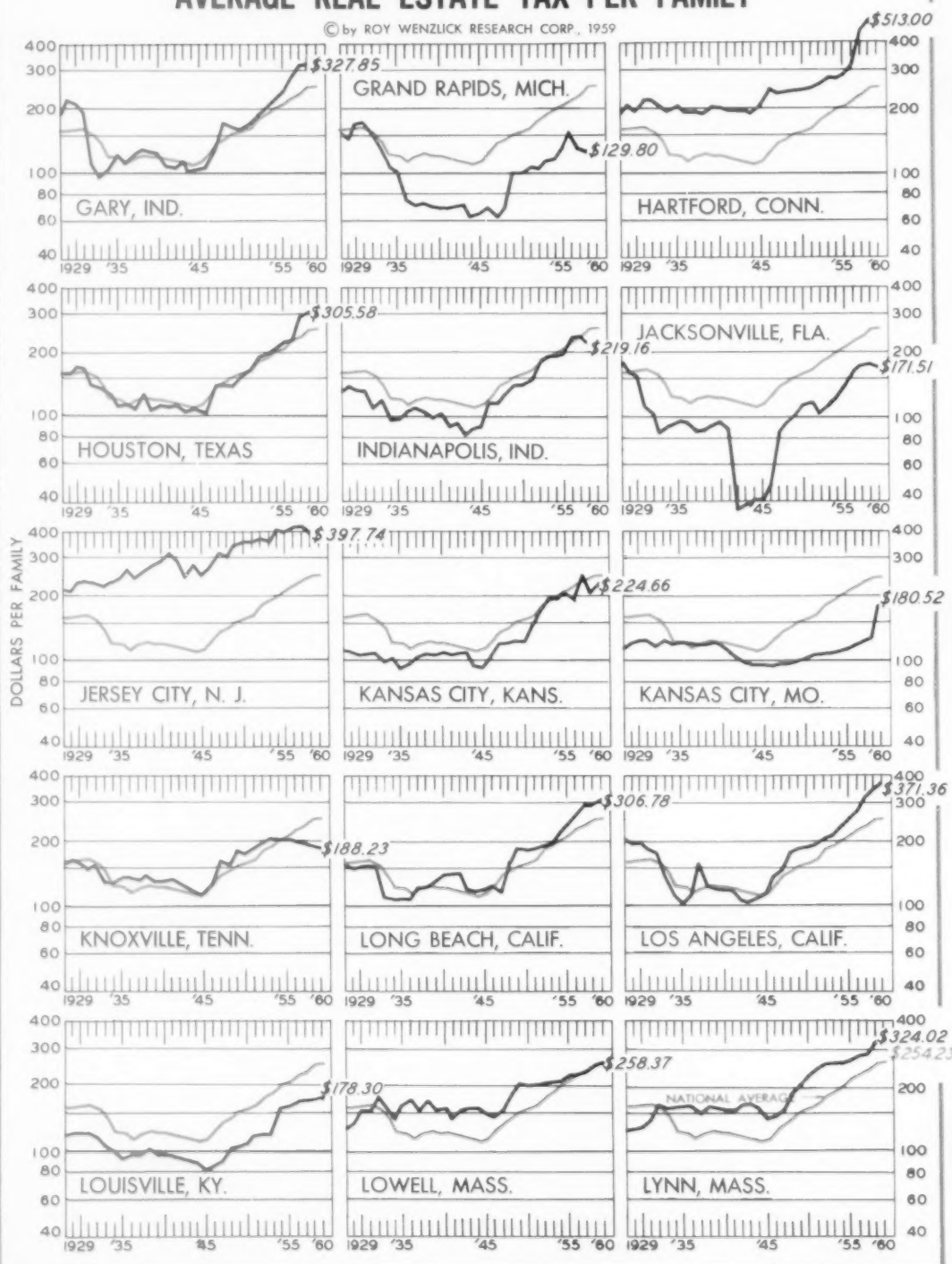
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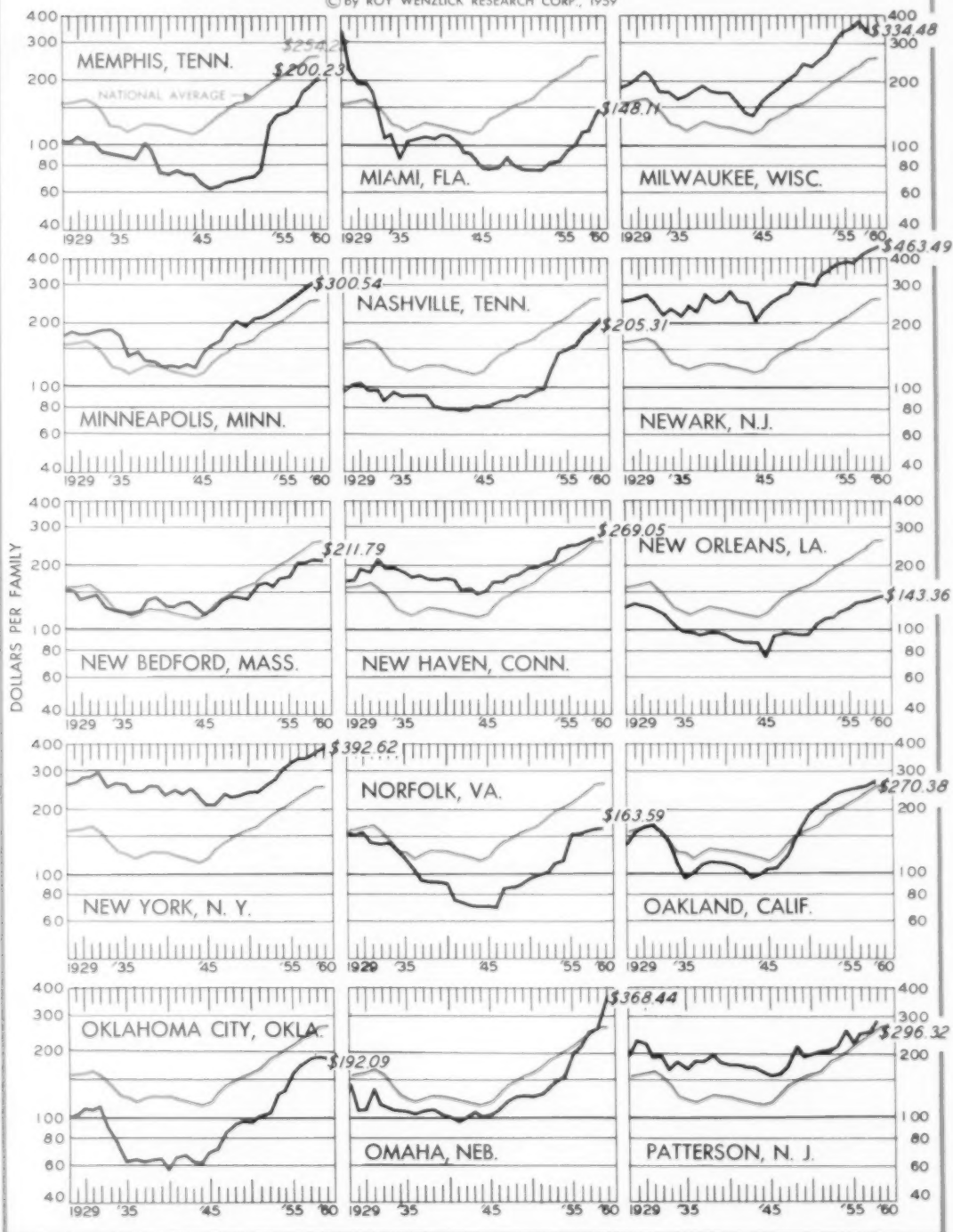
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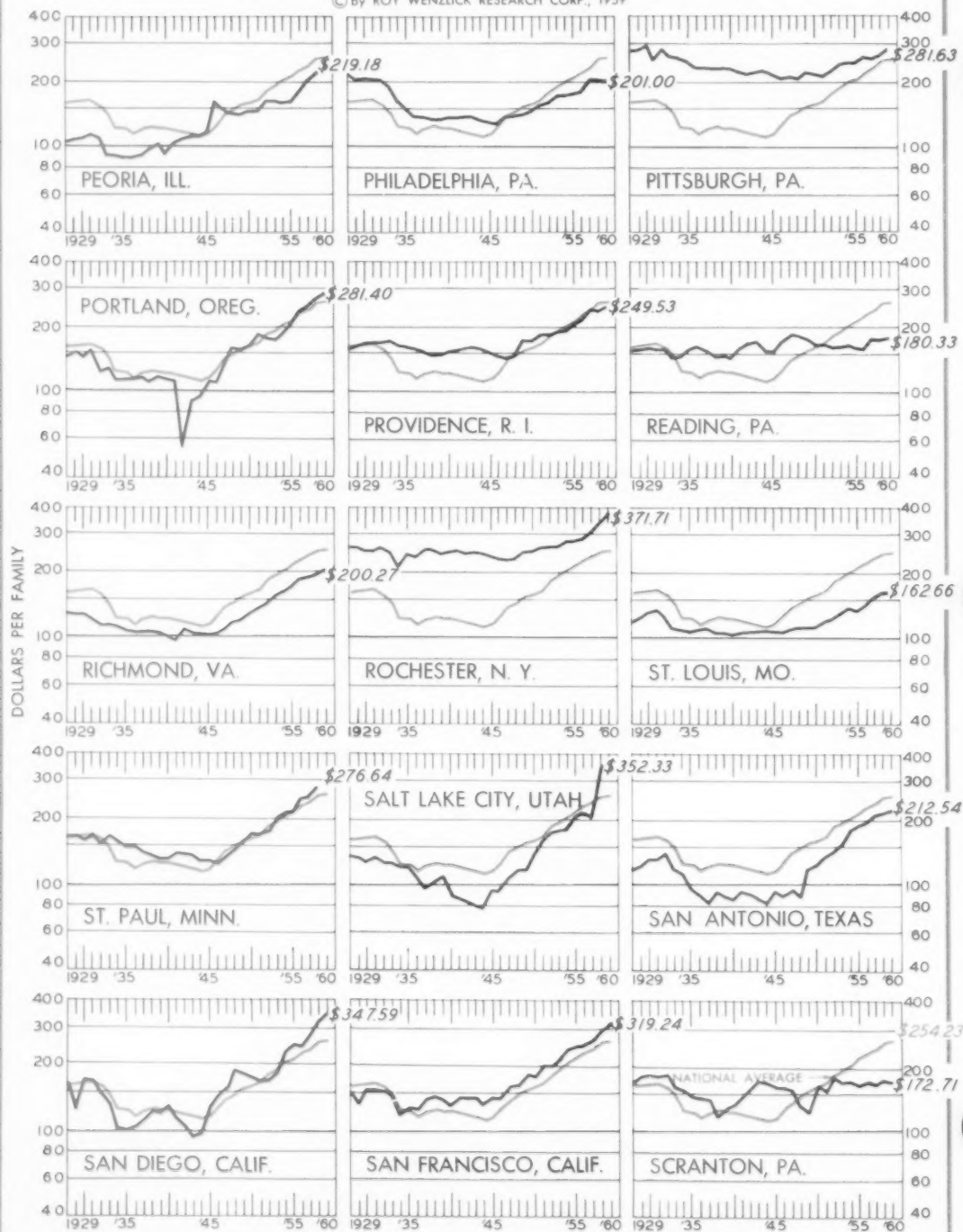
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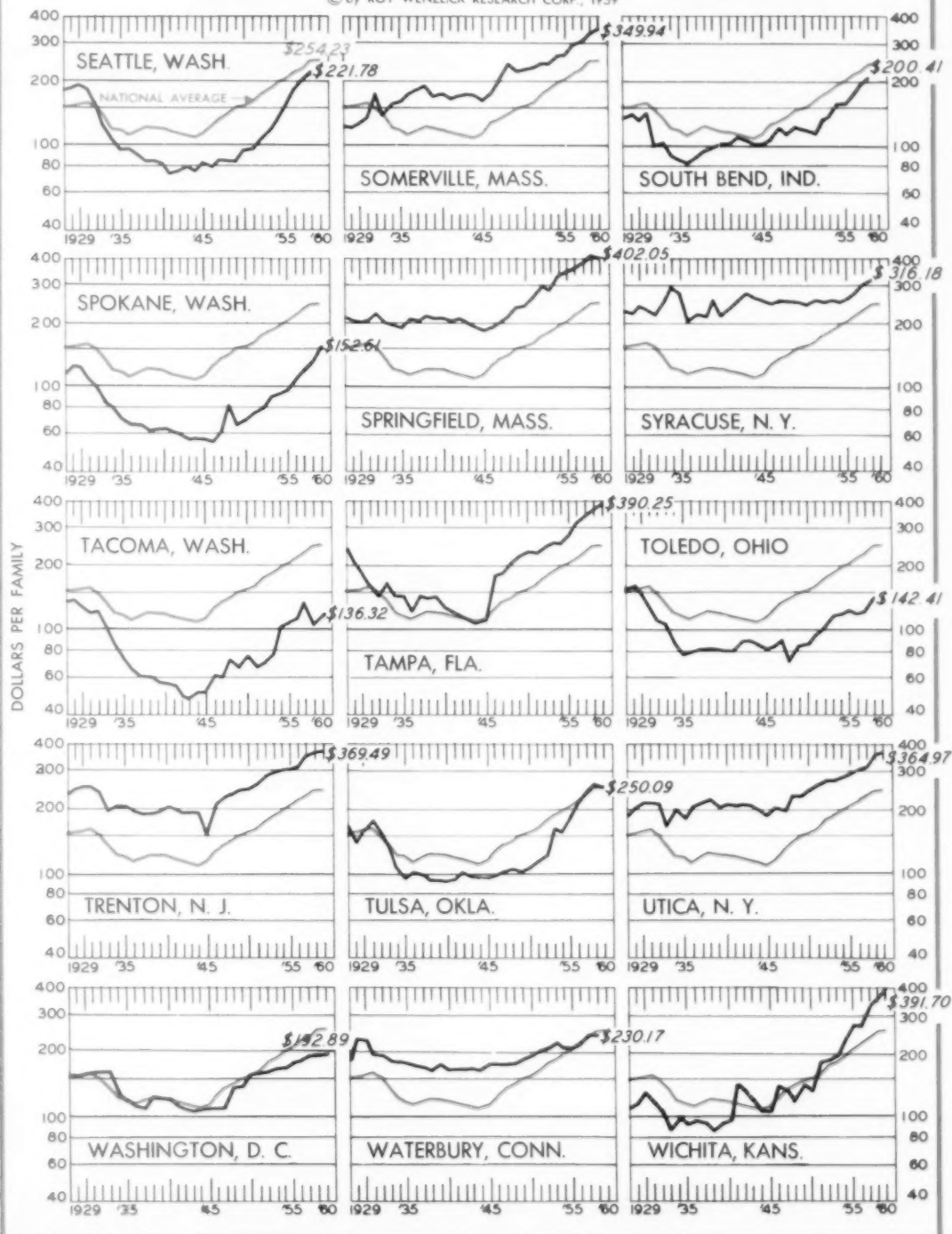
AVERAGE REAL ESTATE TAX PER FAMILY

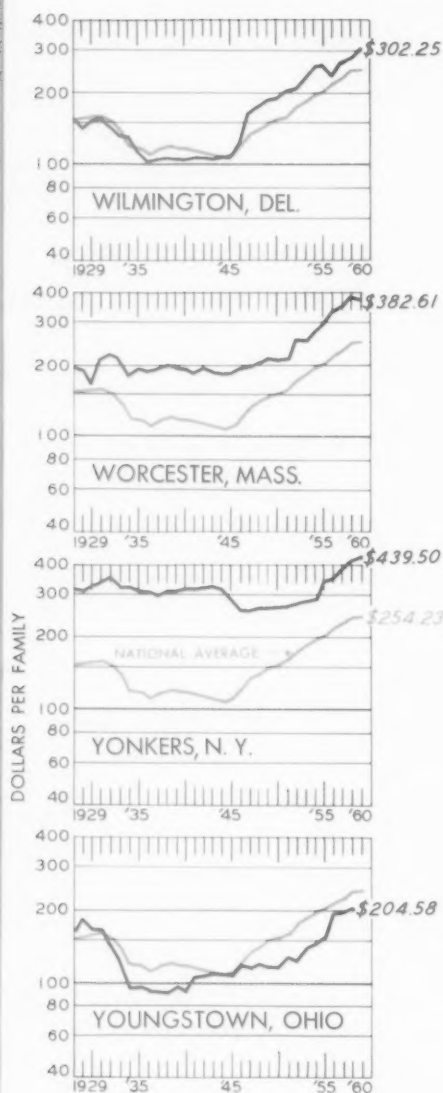
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AVERAGE REAL ESTATE TAX PER FAMILY

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AVERAGE REAL ESTATE TAX PER FAMILY

Rank 1958	City	Tax Load 1958	Tax Load 1959
1	Boston, Mass.	\$64.74	\$62.90
2	Hartford, Conn.	\$13.00	-
3	Newark, N. J.	438.36	463.49
4	Springfield, Mass.	481.20	402.05
5	Yonkers, N. Y.	412.51	439.50
6	Buffalo, N. Y.	401.80	-
7	Jersey City, N. J.	397.74	-
8	Worcester, Mass.	390.26	382.61
9	New York, N. Y.	372.12	392.62
10	Tampa, Fla.	366.43	390.25
11	Trenton, N. J.	364.65	369.49
12	Utica, N. Y.	362.64	364.97
13	Wichita, Kans.	357.98	391.70
14	Cambridge, Mass.	352.62	368.24
15	Salt Lake City, Utah	352.33	-
16	Los Angeles, Calif.	347.63	371.36
17	Rochester, N. Y.	344.61	371.71
18	Somerville, Mass.	337.44	349.94
19	Des Moines, Iowa	336.78	365.65
20	Milwaukee, Wis.	334.48	-
21	Gary, Ind.	327.85	-
22	San Diego, Calif.	324.73	347.59
23	Lynn, Mass.	324.02	-
24	Fort Wayne, Ind.	323.81	-
25	Camden, N. J.	318.25	-
26	Syracuse, N. Y.	316.18	-
27	Albany, N. Y.	311.46	316.91
28	Dallas, Texas	309.08	-
29	Elizabeth, N. J.	307.23	-
30	Houston, Texas	305.56	-
31	Minneapolis, Minn.	300.54	-
32	Long Beach, Calif.	297.81	306.78
33	Paterson, N. J.	296.32	-
34	Detroit, Mich.	294.18	313.10
35	San Francisco, Calif.	290.79	319.24
36	Flint, Mich.	282.41	294.63
37	Denver, Colo.	281.46	-
38	Wilmington, Del.	278.80	302.25
39	St. Paul, Minn.	276.64	-
40	Portland, Oreg.	273.08	281.40
41	Oakland, Calif.	270.38	-
42	New Haven, Conn.	269.05	-
43	Pittsburgh, Pa.	266.82	281.63
44	Omaha, Nebr.	264.87	368.44
45	Atlanta, Ga.	264.40	-
46	Tulsa, Okla.	263.31	250.09
47	Lowell, Mass.	251.90	258.37
	MEDIAN	251.00	254.23
48	Duluth, Minn.	250.10	-
49	Evansville, Ind.	249.22	267.65
50	Cleveland, Ohio	248.03	-
51	Fall River, Mass.	236.75	235.50
52	Bridgeport, Conn.	236.35	-
53	Chattanooga, Tenn.	236.34	-
54	El Paso, Texas	234.82	-
55	Baltimore, Md.	233.99	262.90
56	Providence, R. I.	230.38	249.53
57	Waterbury, Conn.	230.17	-
58	Seattle, Wash.	221.78	-
59	New Bedford, Mass.	219.49	211.79
60	Peoria, Ill.	219.18	-
61	Indianapolis, Ind.	219.16	-
62	Cincinnati, Ohio	219.04	-
63	Akron, Ohio	211.73	-
64	Fort Worth, Texas	210.18	-
65	San Antonio, Texas	207.79	212.54
66	Dayton, Ohio	205.58	-
67	Kansas City, Kans.	204.60	224.66
68	Youngstown, Ohio	204.58	-
69	Philadelphia, Pa.	201.40	201.00
70	South Bend, Ind.	200.41	-
71	Columbus, Ohio	198.14	-
72	Chicago, Ill.	197.78	-
73	Richmond, Va.	195.94	200.27
74	Oklahoma City, Okla.	193.42	192.09
75	Washington, D. C.	191.73	192.89
76	Knoxville, Tenn.	191.55	186.23
77	Memphis, Tenn.	189.95	194.30
78	Erie, Pa.	188.06	-
79	Nashville, Tenn.	180.47	205.31
80	Jacksonville, Fla.	178.77	171.51
81	Reading, Pa.	175.94	180.32
82	Louisville, Ky.	174.99	178.30
83	Scranton, Pa.	174.13	172.71
84	St. Louis, Mo.	162.03	162.66*
85	Norfolk, Va.	157.73	163.59
86	Canton, Ohio	147.18	144.46
87	Toledo, Ohio	142.41	-
88	New Orleans, La.	139.62	143.36
89	Spokane, Wash.	133.65	152.61
90	Kansas City, Mo.	133.89	180.52
91	Grand Rapids, Mich.	129.80	-
92	Miami, Fla.	119.26	146.11
93	Birmingham, Ala.	113.67	118.77
94	Tacoma, Wash.	107.81	136.32

*Information arrived too late to be included in National Average (Median).

